



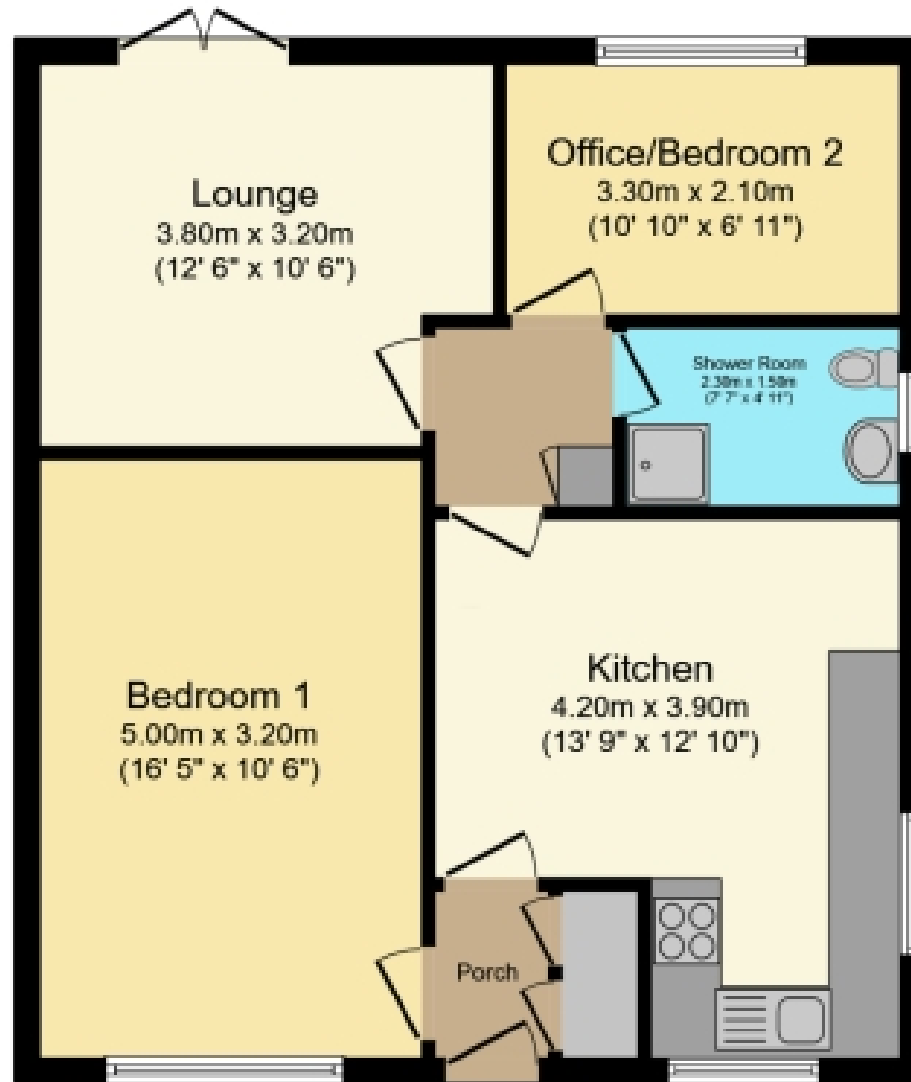
**6 Balfour Avenue, Beith**

**Offers Over £125,000**









## Floor Plan

Floor area 59.8 m<sup>2</sup> (643 sq.ft.)

**TOTAL: 59.8 m<sup>2</sup> (643 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* SOUGHT-AFTER LOCALE \*\* NEW BOILER, WINDOWS & EXTERNAL DOORS\*\* FULLY RE-WIRED \*\* MULTI-CAR DRIVEWAY & GARAGE \*\* RE-RENDERED \*\* EXCELLENT DOWNSIZING OPPORTUNITY \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Set within a favourable Beith address, No. 6 Balfour Avenue offers an excellent opportunity for a wide range of purchasers to include first-time buyers, downsizers, and professionals alike.

Upon entry, you are greeted by the welcoming porch, guiding you seamlessly to the dining kitchen with quality wood-effect flooring. The kitchen features a range of wall and base mounted units with contrasting countertops. There is a standalone cooker which will be included in the sale, as well as further space for freestanding appliances where desired. The kitchen also offers space for a dining table and chairs, ideal for family mealtimes.

The inviting lounge provides an ideal retreat for unwinding at the end of the day. This space has been tastefully decorated with on-trend neutral tones, and the recent addition of a French door fills the room with an abundance of natural light, as well as providing direct access to the rear garden.

The rear garden, designed for minimal upkeep, features a combination of decorative stone chips and a neatly manicured lawn.

There are two generously proportioned double bedrooms, which have both been decorated in similar warm tones, and completing the internal accommodation is the three-piece shower room comprising of electric shower with shower stall, W.C., and wash hand basin.

Each room enjoys the advantage of double glazing and a new boiler, ensuring efficient gas central heating, and giving them lovely warmth.

This Semi-Detached Bungalow is 2 minutes' walk to Beith Primary and within safe walking distance of the newly built secondary School, Garnock Community Campus with a leisure suite and swimming pool. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Park and ride facilities at Glengarnock train station are less than a five-minute drive and a regular bus service will have you in Glasgow City Centre in under 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes drive or a short train journey away. The picturesque town of Beith is a delightful place with local cafes and an eclectic range of shops.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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